

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 LOCHARN COURT KEALBA VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

House

Suburb

Kealba

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6 HEDGELEY ROAD KEALBA VIC 3021	\$650,000	16-Jul-24
5 HEDGELEY ROAD KEALBA VIC 3021	\$661,000	25-Nov-24
6 EDGEWARE CLOSE KEALBA VIC 3021	\$660,000	10-Aug-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 November 2024



6 HEDGELEY ROAD KEALBA VIC 3021

Sold Price

\$650,000

Sold Date

16-Jul-24



3



1



1

Distance

0.12km



5 HEDGELEY ROAD KEALBA VIC 3021

Sold Price

^{RS} **\$661,000**

Sold Date

25-Nov-24



3



1



2

Distance

0.17km



6 EDGEWARE CLOSE KEALBA VIC 3021

Sold Price

\$660,000

Sold Date

10-Aug-24



4



2



2

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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